

North Central Avenue

Special Planning District





RESOLUTION 20127

A RESOLUTION ADOPTING THE NORTH CENTRAL AVENUE SPECIAL PLANNING DISTRICT PLAN.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX as

follows:

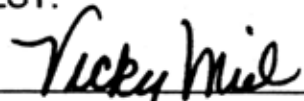
SECTION 1. The North Central Avenue Special Planning District Plan is hereby adopted, a copy of which accompanies and is annexed to this resolution and declared a part hereof.

PASSED by the Council of the City of Phoenix this 1st day of July, 2004.



MAYOR

ATTEST:



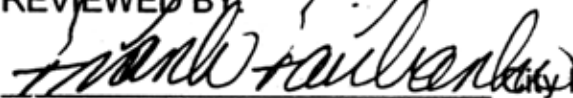
City Clerk

APPROVED AS TO FORM:



ACTING
City Attorney

REVIEWED BY:



City Manager



ACKNOWLEDGEMENTS

City Council

Phil Gordon, Mayor
Peggy Bilsten, Vice Mayor
Dave Siebert
Peggy Neely
Tom Simplot
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North Central Avenue

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On the Cover

County Road Circa 1890 - Phoenix Museum of History
Central Avenue at Murphy Drive, 1915 - Arizona Historical Foundation
North of Bethany Home Road, 1930s - McLaughlin Collection, Arizona State University
North Central Avenue, 1950s - Susan Sargent Postcard Collection
Central Avenue 2004
Murphy Bridle Path 2004

EXECUTIVE SUMMARY

The Plan reviews development and neighborhood character issues within the North Central Avenue Special Planning District area. It presents the committee's vision statement, goals, objectives, and recommendations (see pages 20 to 23) defined from the original overall neighborhood goals. These are based on further discussion with the committee and analysis of Central Avenue's historical and modern development patterns. The goals, objectives, and recommendations are the "what's" of the Plan, expressing the desires to protect the large lot residential character, the historic residential properties, the Central Avenue streetscape, and for public awareness of the Special Planning District. The Plan's implementation strategies are the "how's" – and are intended to provide guidance to residents, property owners, developers, real estate agencies, and city staff when new developments are proposed within the district boundaries.

The regulatory aspect of the Plan (see page 26) requires that all new residential development occur under the city's Subdivision Option revised standards (see page 26), unless approval has been granted through the rezoning public hearing process to use the Conventional, Average Lot, or Planned Residential Development options. The R1-10 development Subdivision standards have been modified to include a minimum 100-foot lot frontage onto Central Avenue; a 40-foot wide landscape and building setback along Central Avenue; increased side yard setbacks for one and two story development, minimizing the visibility of front-facing garages on Central Avenue; and limiting the height of fences and walls in the landscape and building setback. These provisions encourage the preservation of the large lot, single family residential character.

Residents contributed ideas and reviewed drafts of this plan during its preparation. A copy of the plan was mailed to all property owners; 91-percent supported the Special District Plan. The successful implementation of the Plan requires coordination and cooperation among neighborhood residents, property owners, developers and city staff.

1. INTRODUCTION

A. What is a Special Planning District?

A Special Planning District (SPD) is a neighborhood plan and zoning overlay district designed to help neighborhoods identify and implement programs and actions that will help conserve or revitalize their area. The district takes effect through the adoption of the plan with simultaneous hearings. The SPD plan is intended to address neighborhood preservation issues such as property maintenance and upgrading of the neighborhood, development of vacant or underused lots, incompatible mixes of land uses, and the improvement and orderly development of the neighborhood.

B. Neighborhood Concerns and Objectives

North Central Avenue continues to be an attractive location in which to live for the same reasons people were originally attracted to this area: proximity to downtown businesses and shopping, unusually lush landscaping uncommon to a desert city, the historic Murphy Bridle Path, the architectural diversity of the homes, and a reputation for good schools.

A committee of interested residents initially determined that the SPD plan should address the following issues:

- compatibility of future subdivisions with the character and integrity of the neighborhood,
- lot layout and configuration, building setbacks, and design guidelines for new development, and
- maintaining Central Avenue as a scenic corridor and preservation of the Murphy Bridle Path.

These issues were listed in the petition to initiate the plan. The petition drive began in July 2002 and concluded in November 2002.

The North Central Avenue area is characterized by many large lots with extensive front yard setbacks ranging up to 150 feet deep for some of the

landscaped character of the street. These large lots are zoned R1-10. However, the R1-10 district allows for denser development. The area is now under pressure from developers who wish to subdivide lots and build homes with greater density up to the maximum allowed by the R1-10 district. Since this is a gradual and sometimes dramatic change in the character of this unique area, residents initiated this plan to provide guidance on how future housing should be developed in a manner that is more consistent with historic patterns and existing homes in the neighborhood.

C. Planning Process

In May 2002, over 40 residents gathered to discuss their increasing concerns over the recent changes to the North Central Avenue neighborhood:

- teardowns of historic homes,
- the construction of seven new homes on Cactus Wren Drive,
- loss of neighborhood character,
- preservation of the Murphy Bridle Path.

The residents proposed addressing some of these concerns through a Special Planning District. As a result, fifteen residents volunteered to organize the effort and guide the planning process for the Special Planning District.

During the first meeting, the committee decided that their primary focus was along Central Avenue as that was the main road through the neighborhood. The boundary of the Special Planning District area generally includes the properties that front-on, side-on, back-to or have a Central Avenue address, from Northern Avenue to Missouri Avenue. (See Figure 1. North Central Avenue Special Planning District Boundary Map).

Residents gathered signatures from owners representing 72 percent of the land within the SPD boundary. (See Figure 2. Properties of Owners Who Signed Petition to Initiate Map). The minimum requirement is 50 percent to begin the process. During the initiation process, meetings were held with the North Central Phoenix Homeowners' Association and the Alhambra Village Planning Committee. The

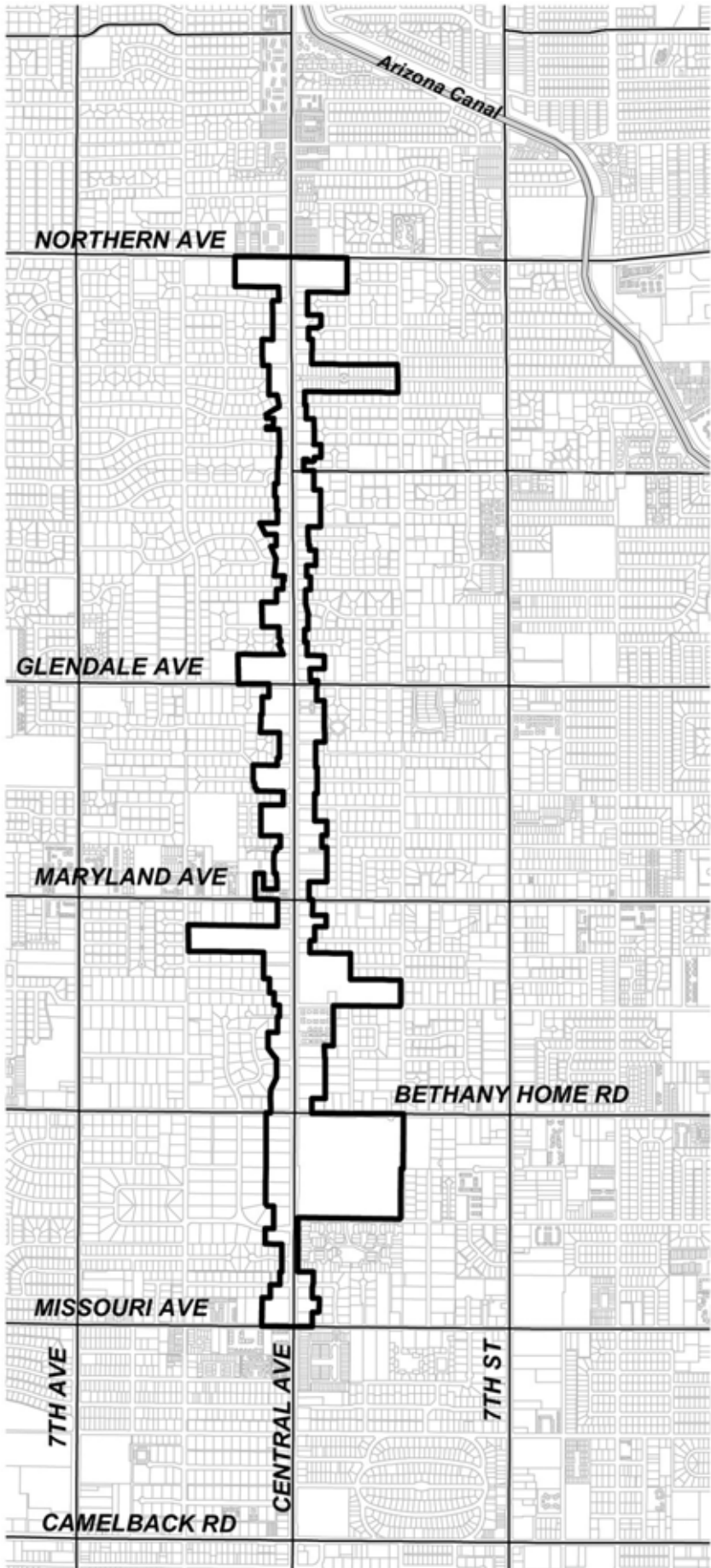

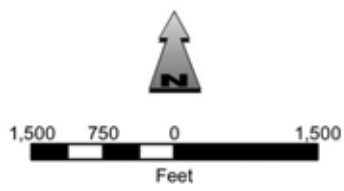


Figure 1

**North Central Avenue
Special Planning District
Boundary Map**

Proposed Special Planning District




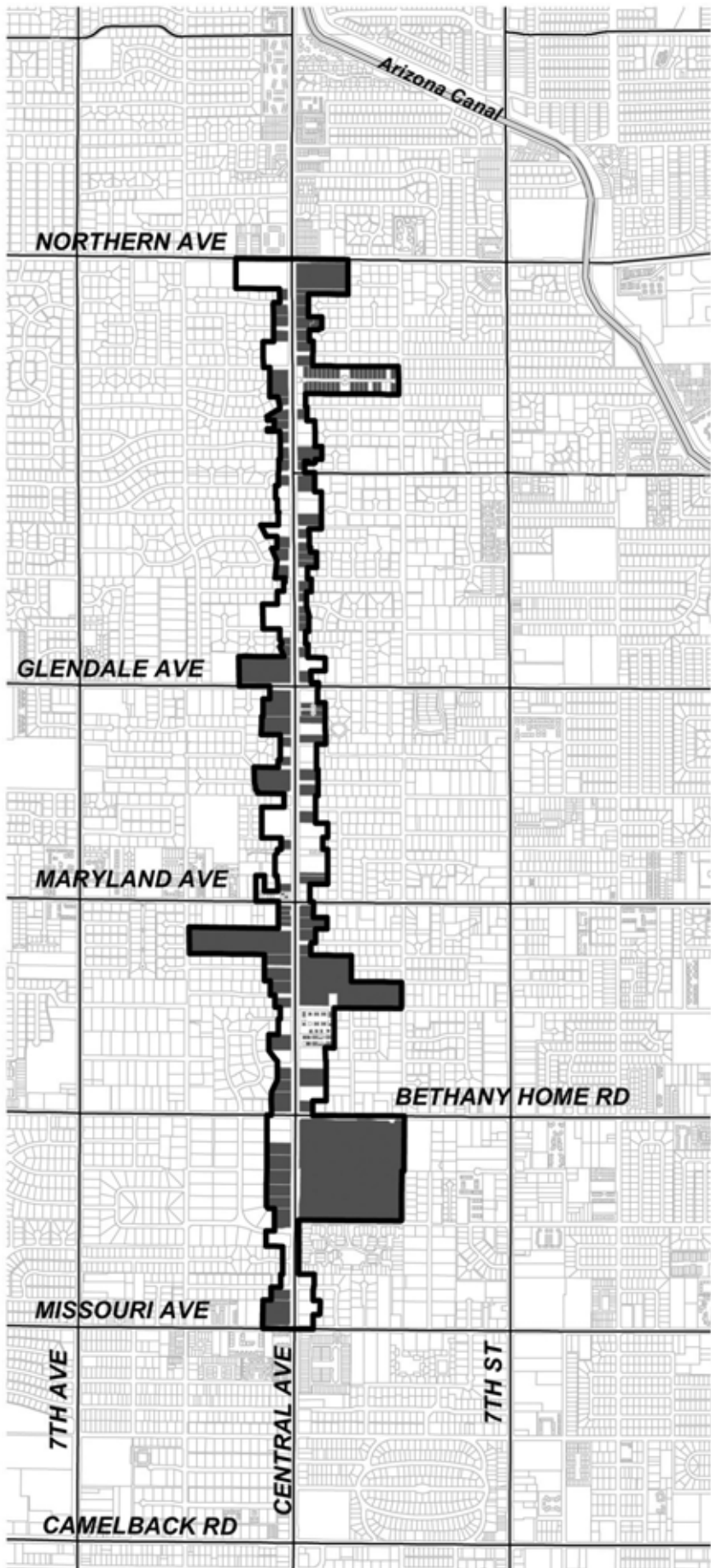
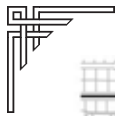


Figure 2

**Properties of Owners
Who Signed Petition to Initiate
Map**

Proposed Special Planning District

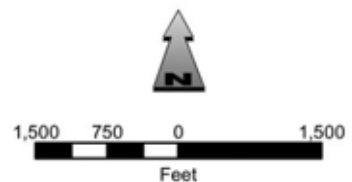


Verified

Signed Petition to Initiate*
(134.65 ac) 72% of parcel area

Total area of parcels within
Proposed Special Planning District: 188.2 acres

*After multiple attempts by the SPD committee some property owners were not able to be contacted. Some signatures obtained were not consistent with available property information. These properties are not included in the verified properties map.



Phoenix Planning Commission and City Council initiated the SPD plan in February and March of 2003.

D. Consistency with Related Goals and Policies of General Plan

The properties within the boundaries of the plan are depicted on the General Plan Map as 3.5-5 dwelling units/acre (du/ac). (See Figure 3. General Plan Map). This designation is consistent with the single family character of the area and the existing R1-10 zoning. (See Figure 4. Zoning Districts Map). Six of the eight church properties are shown as public/quasi-public on the General Plan map. The Special District Plan does not change the land use designations of the area.

The goals and objectives in the General Plan are important in providing the foundation for adopting this Special Planning District plan. The following General Plan goals, policies and recommendations are relevant to issues in this Special Planning District.

Land Use Element

Goal 1 Village Character: The unique character and image of each village should be retained and enhanced.

Policy 2: Encourage creating and adopting area and neighborhood plans, overlay districts, and design guidelines as needed, to protect and promote the unique character areas within each village.

Neighborhood Element

Goal 2 Compatible Neighborhood

Development: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.

Policy 1: Encourage new land uses that are specifically supported by the General Plan, a city adopted area plan or specific plan. Unless the proposed use is supported by an adopted plan, non-residential land uses that do not serve the neighborhood and are not compatible in both scale and character with the surrounding residential area, should

not be permitted adjacent to planned or existing residential development.

Policy 2: Utilize Zoning Ordinance design review standards and any adopted plans or guidelines for planning compatible new development in existing neighborhoods.

Policy 10: Assist residents and property owners in initiating and implementing programs for conserving and revitalizing neighborhoods through plans or other neighborhood planning efforts.

Recommendation A: Utilize special planning district overlays to preserve neighborhood character. These neighborhood plans allow regulations and/or land use policies to be tailored for the area.

Recommendation B: Investigate methods to implement neighborhood specific design recommendations and/or regulations through special planning districts.

Conservation, Rehabilitation, and Redevelopment Element

Goal 1 Historic, Cultural and Character Preservation: Our rich heritage should be preserved and protected.

Policy 1: Encourage the protection, preservation and designation of historic resources.

Policy 4: Development should be compatible with architectural, archaeological and historic resources and their setting.

Goal 2 Property Preservation: Preservation, maintenance and improvement of property conditions should be promoted to ensure Phoenix neighborhoods are attractive and desirable places to live.

2. HISTORY OF THE NORTH CENTRAL AREA

Development of the North Central Avenue area began in 1895 when William J. Murphy platted the Orangewood subdivision. This two-square mile area bounded by what are now Northern Avenue and Bethany Home Road, between

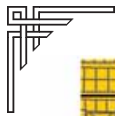
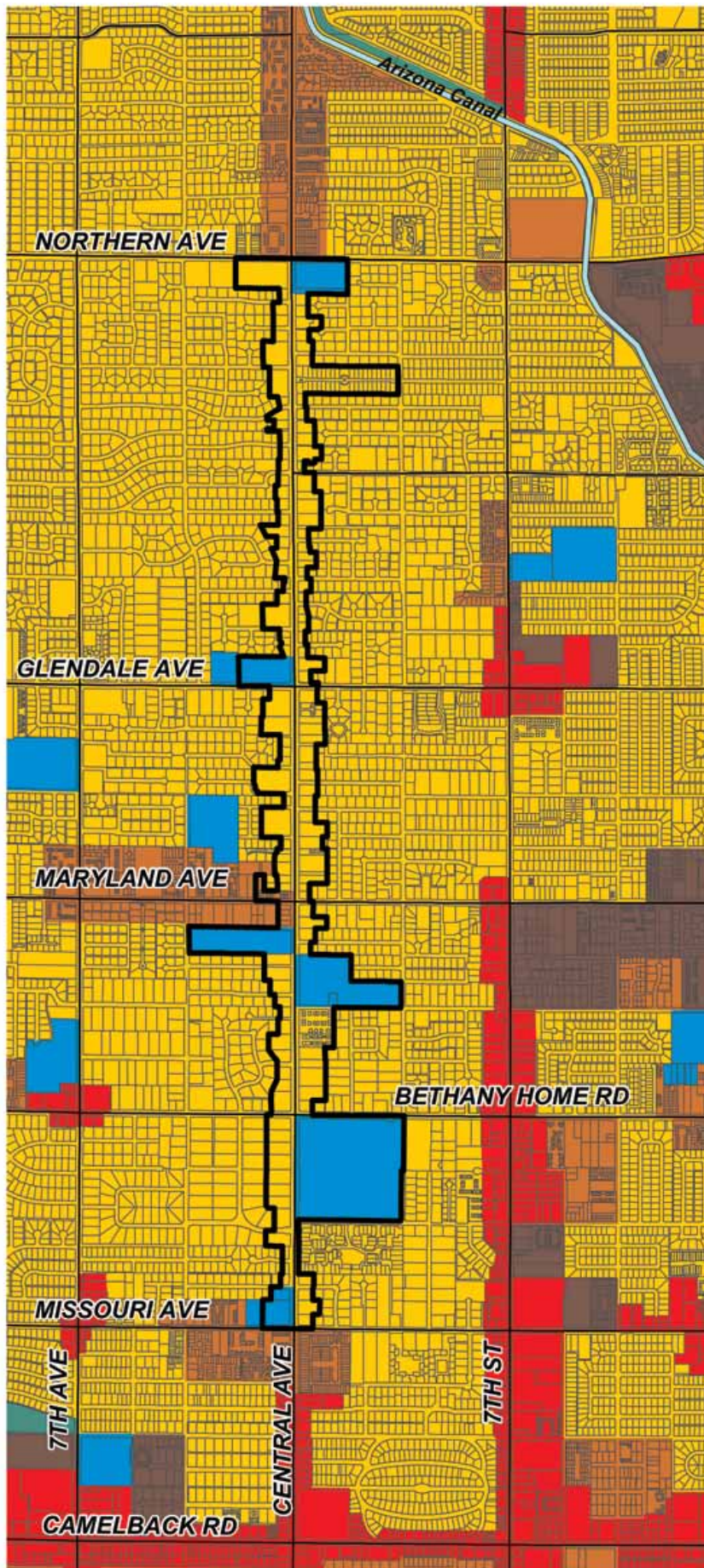


Figure 3

General Plan Map



Proposed Special Planning District



General Plan

-  3.5 to 5 du/acre
-  10 to 15 du/acre
-  15+ du/acre
-  Parks/Open Space - Publicly Owned
-  Commercial
-  Public/Quasi-Public

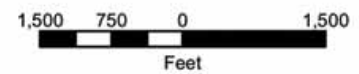
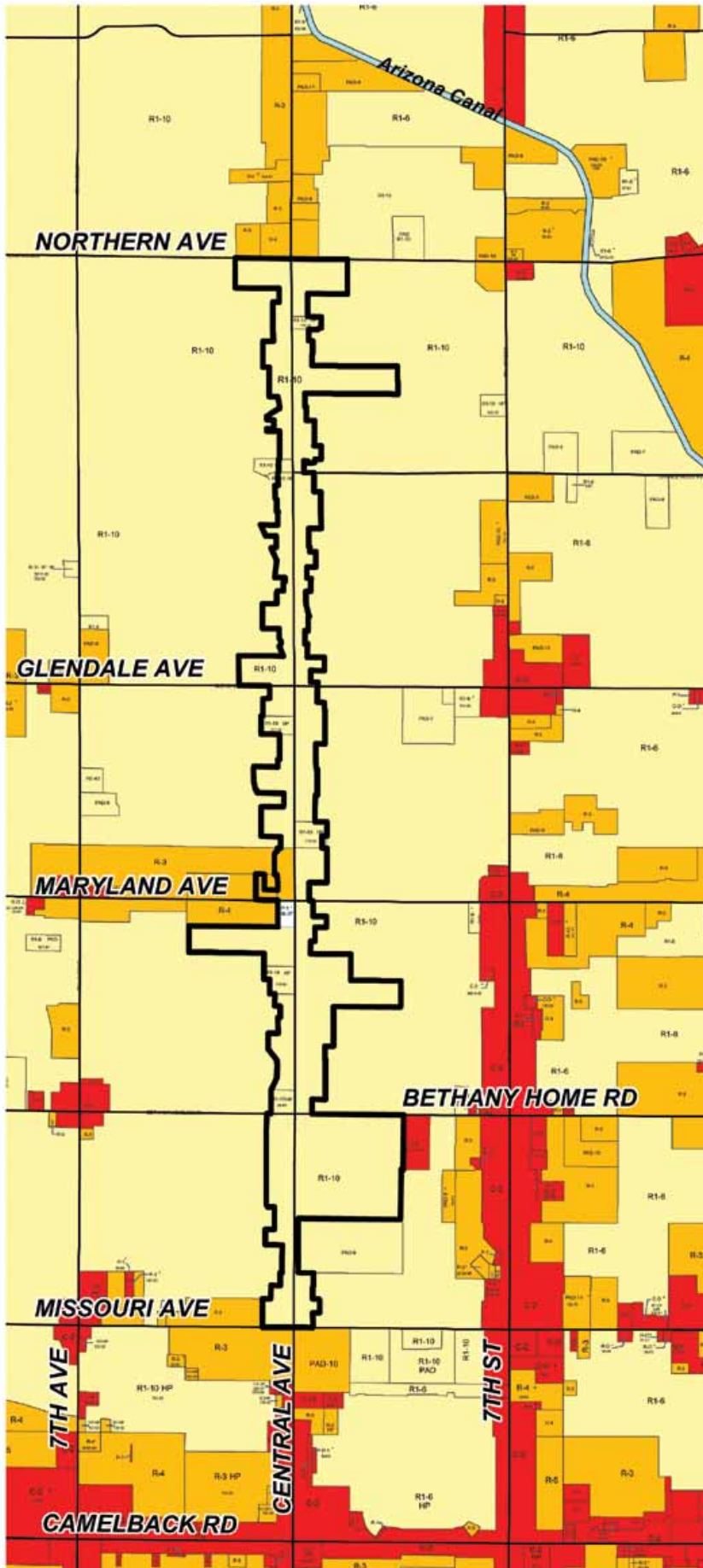




Figure 4

Zoning Districts Map



Proposed Special Planning District

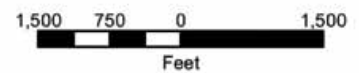


Phoenix Zoning

SF Residential

MF Residential

Commercial



7th Avenue and 7th Street was promoted as the Orangewood Residential Village. Murphy's concept about Orangewood was to create a suburb of Phoenix "wherein might be established rural homes at an easy distance from the city." He believed that the large lot size would attract upper income residents of Phoenix, wealthy outside investors and immigrants who would utilize the lots to build large estate homes surrounded by citrus groves. (See Figure 5.)

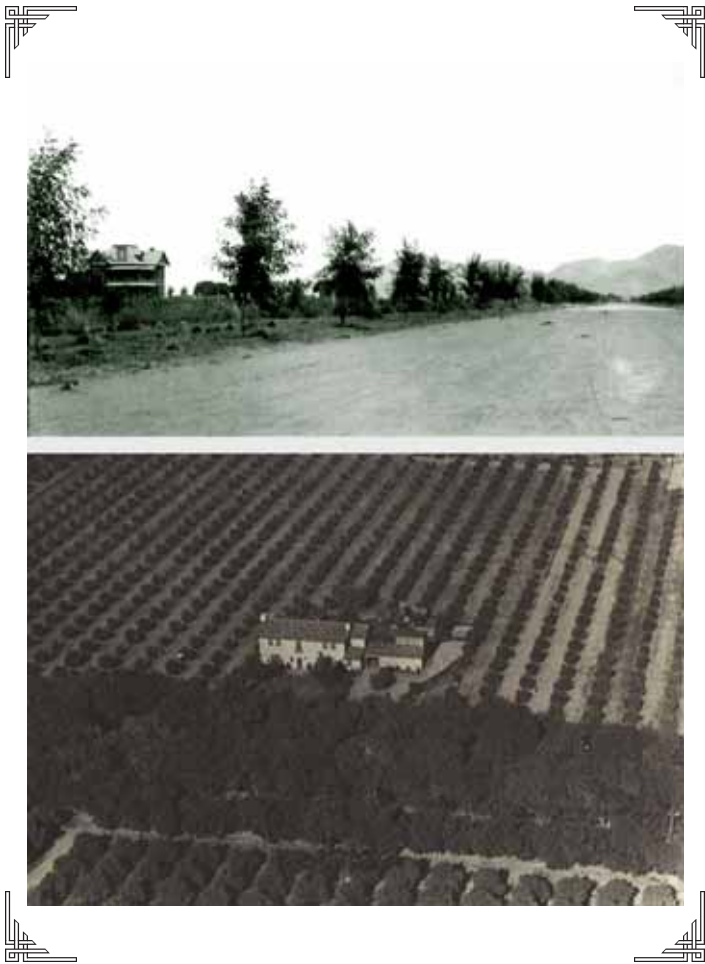


Figure 5.

Top: Central Avenue & William J. Murphy House, 1906.

Source: Phoenix Museum of History.

Bottom: Central Avenue in 1935.

Source: Courtesy of Jim Zaccaro.

The subdivision was divided primarily into 20-acre size lots with Central Avenue extending through the property as the subdivision's principal roadway. (See Figure 6. Original Plat Map of Orangewood Subdivision). Olive and ash trees were added along both sides of Central Avenue with citrus trees from Southern California planted on the interior portions to make the subdivision more attractive to new investors and homeowners. The exclusivity of Orangewood was evident in that at the turn

of the 19th century, the Central Arizona Driving Association arranged to have Central Avenue deeded as a "driving street" for property owners to drive their horse-drawn buggies. There was even a separate path on the east side of Central Avenue for horses and riders only.

Keeping with the rural agricultural estate concept established by Murphy, J.M. Evans platted and recorded Evans' Addition to Orangewood in 1897. (See Figure 7. Evans' Addition to Orangewood Plat Map). Located directly south of Orangewood, Evans' Addition was bounded by Bethany Home Road to the north, Camelback Road to the south, and 7th Street and 7th Avenue to the east and west. The addition featured four large neighborhood blocks divided further into 20 smaller blocks.

Key Events in Development of the North Central Avenue area:

- 1895 – Orangewood Subdivision platted by William J. Murphy.
- 1897 – Evans' Addition to Orangewood platted by J.M. Evans.
- 1895-1910 – Central Avenue maintained by the Central Avenue Driving Association as a private road.
- 1910 – Maricopa County Board of Supervisors declared Central Avenue a public highway.
- 1911-42 – Orangewood and Evans' Addition were subdivided into smaller five to fifteen acre tracts.
- 1920s – Central Avenue paved with concrete as a 22-foot wide roadway.
- 1941 – Last of the original Orangewood lots were sold.
- 1940's – North Central Avenue characterized by suburban homesites on large, landscaped garden lots with substantial homes and estates.
- 1945-50's – During the post World War II housing boom, large lots were further subdivided and developed with ranch style homes.
- 1948 – The horse path on the east side of Central Avenue officially named by the Arizona Horse Lovers Club as "Murphy's Maricopa Bridle Path."
- 1951 – Maricopa County Board of Supervisors extended the Bridle Path from the Arizona

Figure 6

Original Plat Map
of the Orangewood Subdivision

ORANGEWOOD
MARICOPA COUNTY ARIZONA

KNOW ALL MEN BY THESE PRESENTS THAT I WILLIAM J MURPHY BEING THE OWNER OF SECTIONS FIVE AND EIGHT, IN TOWNSHIP-TWO NORTH RANGE THREE EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN IN MARICOPA COUNTY ARIZONA, BEING DESIROUS OF PLATTING AND SUBDIVIDING THE SAME INTO TRACTS OF TWENTY ACRES OR LESS, I HAVE ORDERED THE SAME TO BE SURVEYED AND PLATTED; AND THE ANNEXED PLAT, SHOWING LOTS, BLOCKS AND SUBDIVISIONS, NAME AND WIDTH OF EACH STREET AND ROAD, IS A TRUE AND CORRECT PLAT OF THE SAME; AND I THE SAID WILLIAM J MURPHY, AS OWNER THEREOF DO HEREBY DEDICATE THE STREETS AND ROAD AS MARKED ON SAID PLAT TO THE PUBLIC FOR THEIR GENERAL USE, EXCEPT CENTRAL AVENUE WHICH IS DEDICATED TO THE PUBLIC SUBJECT TO A DEED HERETOFORE MADE BY ME TO THE CENTRAL AVENUE DRIVING ASSOCIATION BEARING DATE JULY 1ST 1885.

LAURA F MURPHY, WIFE OF THE SAID WILLIAM J MURPHY HEREBY JOINS HEREIN FOR THE PURPOSE OF RELEASING HER OWNER INTEREST IN THAT PORTION OF THE ABOVE PREMISES HEREBY DEDICATED FOR STREETS AND ROADS.

WITNESS OUR HANDS THIS SECOND DAY OF JULY A.D. 1885.

William J Murphy
By *H. H. Robinson* Atty in fact
Laura F Murphy

TERRITORY OF ARIZONA }
COUNTY OF MARICOPA } 55

BEFORE ME H. F. ROBINSON A NOTARY PUBLIC IN AND FOR THE COUNTY OF MARICOPA AND TERRITORY OF ARIZONA ON THIS DAY PERSONALLY APPEARED W. J. ROBINSON, KNOWN TO ME TO BE THE ATTORNEY IN FACT OF WILLIAM J MURPHY, THE GRANTOR DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT BY HIS ATTORNEY AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND WHO SUBSCRIBED THE NAME OF THE SAID WILLIAM J MURPHY TO SAID INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF THE SAID WILLIAM J MURPHY FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED



GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18TH DAY OF JULY A.D. 1885.

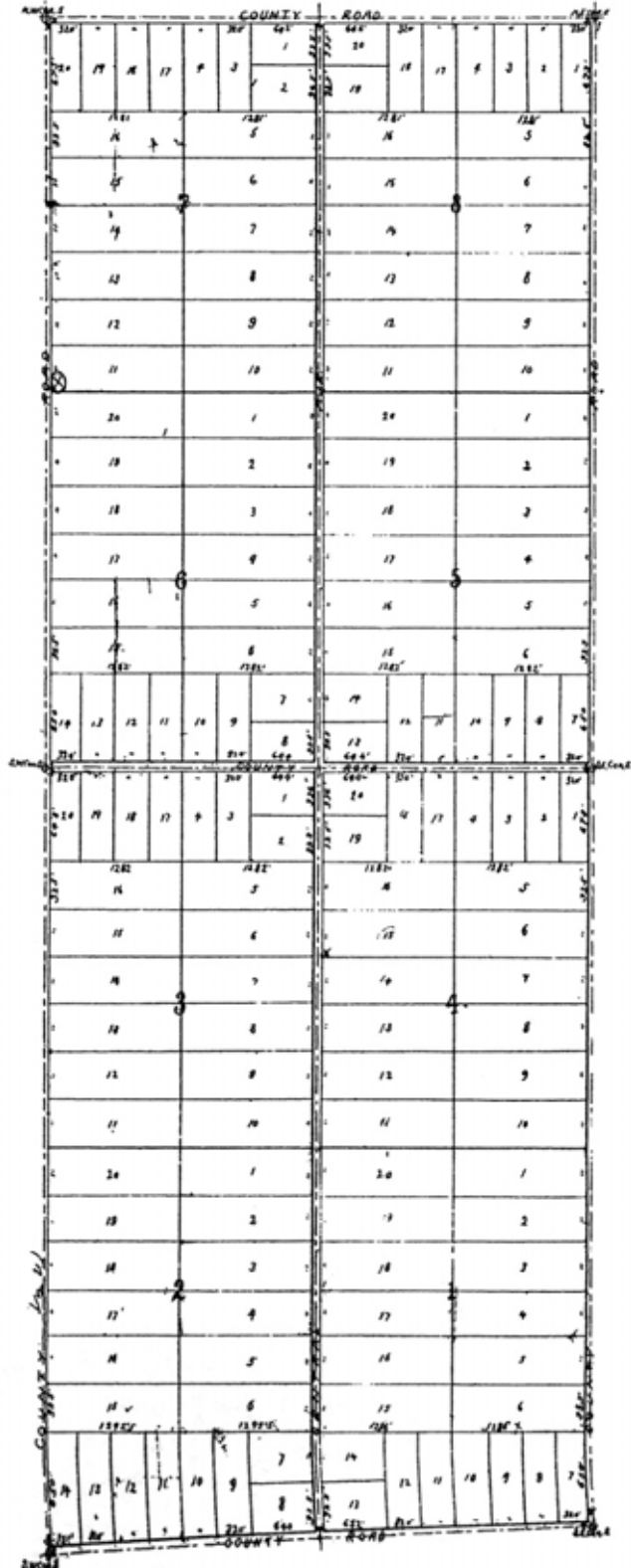
H. F. Robinson
NOTARY PUBLIC

TERRITORY OF ARIZONA }
COUNTY OF MARICOPA } 55

BEFORE ME H. F. ROBINSON A NOTARY PUBLIC IN AND FOR THE SAID COUNTY OF MARICOPA, ON THIS DAY PERSONALLY APPEARED LAURA F MURPHY WIFE OF THE SAID WILLIAM J MURPHY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAVING BEEN EXAMINED BY ME PRIVATELY AND APART FROM HER HUSBAND AND HAVING THE SAME FULLY EXPLAINED TO HER, SHE THE SAID LAURA F MURPHY ACKNOWLEDGED SUCH INSTRUMENT TO BE HER ACT AND DEED, AND DECLARED THAT SHE HAD WILLINGLY SIGNED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND THAT SHE DID NOT WISH TO RETRACT IT

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18TH DAY OF JULY A.D. 1885

H. F. Robinson
NOTARY PUBLIC



EVANS' ADDITION TO ORANGEWOOD

Being a subdivision of Section 17, Township 2 North Range 3 East
Maricopa County, Arizona Territory.

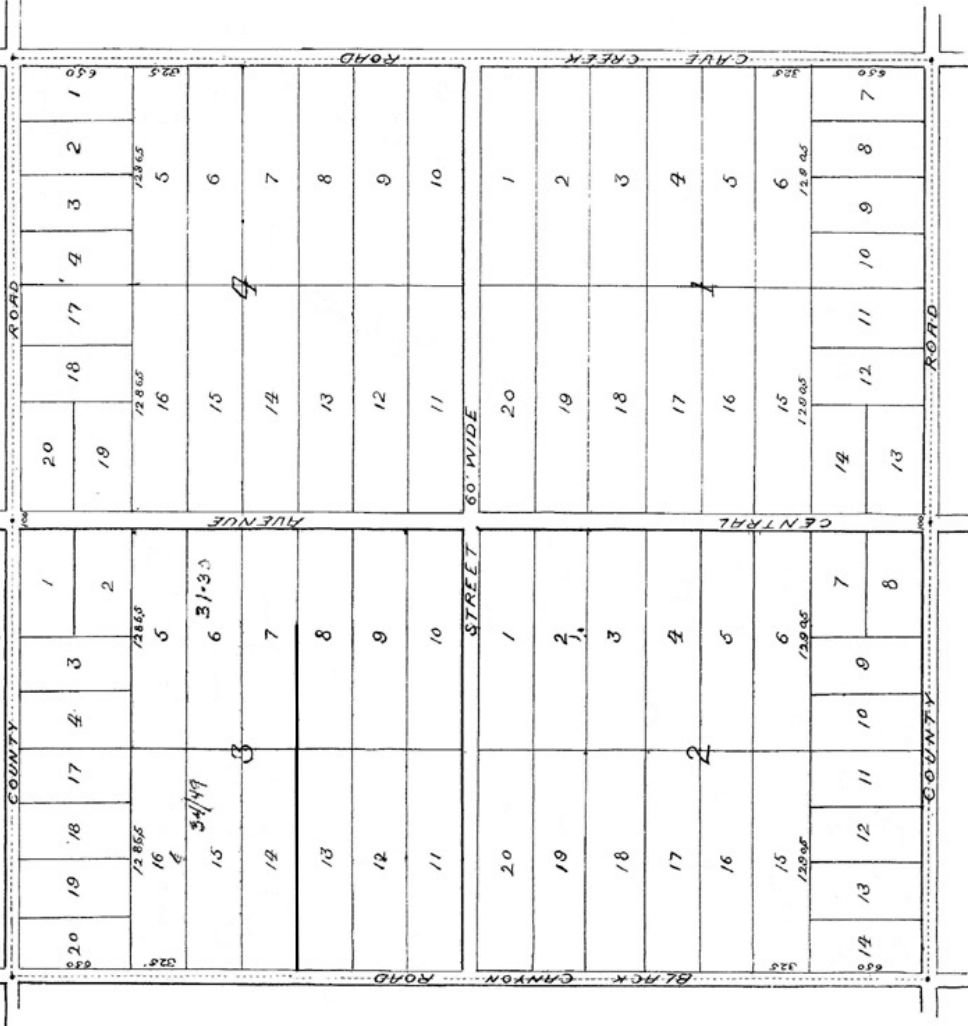


Figure 7

Evans' Addition to Orangewood Plat Map

This plat of lots and streets is hereby published as the complete plan and survey thereof, and the streets upon the recording thereof in the County Recorder's office in Maricopa County are dedicated to the public for their use forever. The land hereby platted as Evans Addition to Orangewood, being a subdivision of Section Seventeen (17) Township Two (2) North of Range 3 East, Maricopa County Arizona Territory. G and S. R. B. and M.

Dated and signed by me and dedicated this 28th day of January 1897.

J. M. Evans,

Territory of Arizona
County of Maricopa.

Before me B. A. Fickas a Notary Public in and for the County of Maricopa on this day personally appeared J. M. Evans known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose & consideration therein expressed.
Witness my hand & notarial seal this 28th day of Jan'y 1897.

B. A. Fickas
NOTARY PUBLIC



Canal to Camelback Road. Road widening in later years returned the terminus to Bethany Home Road.

- 1959 – North Central Avenue area annexed into the city of Phoenix.
- 1963 – Aleppo pines were planted to replace the original ash trees on Central Avenue.
- 1963 – Phoenix City Council rejected plans to bury the SRP irrigation lateral and widen the street declaring that Central Avenue should remain unchanged with its parkway character and the bridle path on the east side.
- 1972 – Responding to neighborhood objections, the Aleppo pines were replaced with ash trees. These trees still remain.
- 1977 – City Council Resolution 14895 was passed stating that the Bridle Path shall not be paved over with concrete or asphalt for new driveways to the residences.
- 1991-93 – Original William H. Brophy Estate, one of the last ten acre parcels in North Central Avenue area, redeveloped as La Reserve, a 36-unit gated residential project.

3. EXISTING CHARACTER

A. Land Use and Zoning

The Special Planning District encompasses approximately 188 acres consisting of 246 properties. As noted on Figure 4, most of the SPD area is zoned R1-10 Single Family Residential. Lots range from one-third acre to nearly three acres in size. As identified on Table 1 and Figure 8, there are eight church and worship centers found along Central Avenue. These churches are spread along the street with several having a strong influence on the character of the immediate area. Churches and worship centers are allowed in all residential zoning districts. All the church properties are zoned R1-10 residential.

There are a number of residential developments that are atypical of the North Central Avenue large lot, single-family character. (See Table 2 and Figure 9). La Reserve is a gated subdivision of 36 homes at East Belmont. A large landscape

Table 1. Churches and Worship Centers Along Central Avenue

	Church/Worship Center	Location	Acres
1	Crossroads Methodist Church	7901 North Central Avenue (southeast corner Central and Northern Avenue)	5.7
2	First Baptist Church	7000 North Central Avenue (northwest corner Central and Glendale Avenue)	4.8
3	Phoenix Calvary Temple	6630 North Central Avenue (southwest corner Central and Ocotillo Road)	2.8
4	All Saints Episcopal Church	6300 North Central Avenue (southwest corner Central and Maryland Avenue)	9.5
5	Valley Cathedral	6225 North Central Avenue (northeast corner Central and Rose Lane)	13.4
6	Self Realization	6111 North Central Avenue (east of Central and Berridge Lane)	1.9
7	North Phoenix Baptist Church	5757 North Central Avenue (southeast corner Central and Bethany Home Road)	36.5
8	First Methodist Church of Phoenix	5510 North Central Avenue (northwest corner Central and Missouri Avenue)	3.2

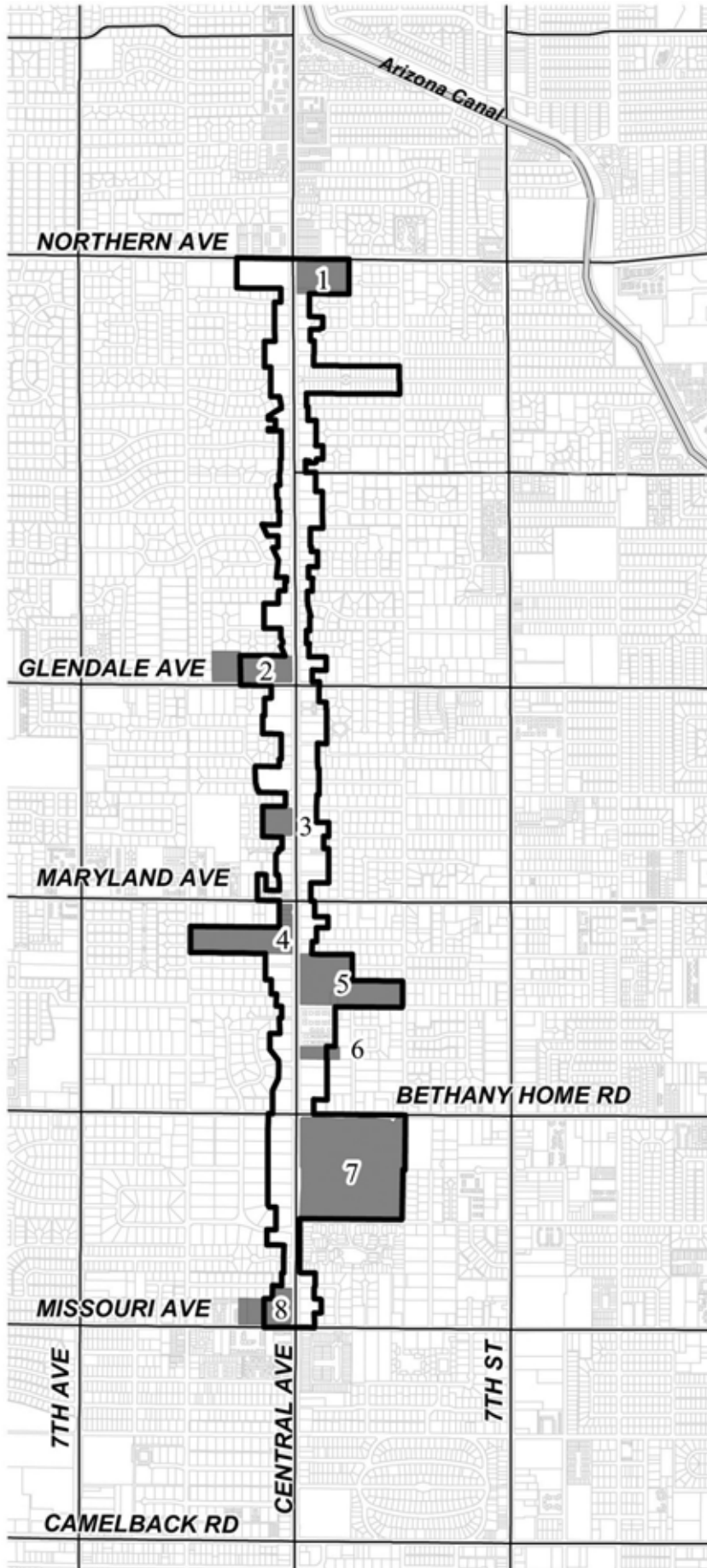
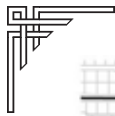


Figure 8

**Churches and Worship Centers
Along Central Avenue Map**

Proposed Special Planning District



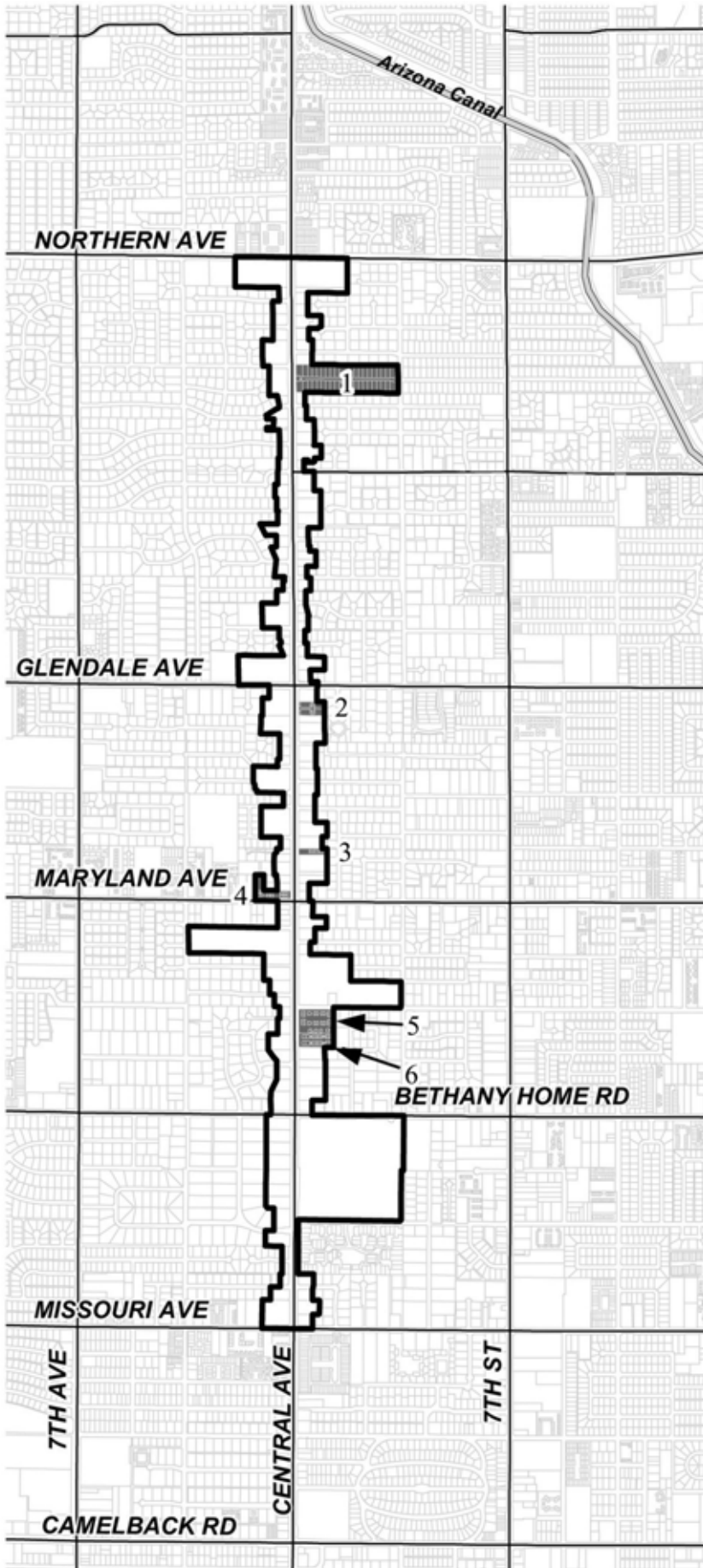
- 1. Crossroads Methodist Church
- 2. First Baptist Church
- 3. Phoenix Cavalry Temple
- 4. All Saints Episcopal Church
- 5. Valley Cathedral
- 6. Self Realization Fellowship Church
- 7. North Phoenix Baptist Church
- 8. First Methodist Church of Phoenix





Figure 9

Atypical Residential Projects on North Central Avenue



Proposed Special Planning District



- 1. La Reserve
- 2. North Central Estates
- 3. Madison Mews
- 4. The Olympus Condominiums
- 5. Rose Lane Village
- 6. Central Parkway Condominiums



setback is provided along Central Avenue and access is provided by a single driveway connecting Central Avenue to 3rd Street. Homes in the North Central Estates and Madison Mews, are patio homes served by private drives.

The Olympus Condominiums at the northwest corner of Maryland is a 36 unit, two and four-story development with common parking underneath on R-3 and R-4 multi-family zoned land. North and west of this site are single family homes located on R-3 and R-4 multi-family zoned land; this entire area could be redeveloped for higher density residential use.

South of Valley Cathedral, on the east side of Central Avenue, is the 24 unit North Central Rose Lane Village Condominiums, built in the 1950's. Immediately south, the Central Parkway Condominiums consist of 16 dwelling units constructed in the 1960's.

B. Development Profile: Lot Orientations, Setbacks, and Heights

Much of the North Central Avenue residential character is the result of large lot, single-family properties. Properties vary in size, for both front and side-on lots. However, the vast majority of lots have Central Avenue frontage in excess of 120 feet, with the west side favoring larger lots. Approximately 15 percent of Central Avenue consists of lots with 80 to 100 feet of frontage. Except for the R-4 zoned land, residential development along Central Avenue is limited to



Figure 10. Atypical Residential Projects: La Reserve, Central Parkway Condominiums, The Olympus Condominiums

Table 2. Atypical Residential Projects on North Central Avenue

	Property	Location	Zoning	Units	Density
1	La Reserve	Central and Belmont Avenue	R1-10	36	1.83 du/ac
2	North Central Estates	Southeast corner of Central and Glendale Avenue	R1-10	4	3.15 du/ac
3	Madison Mews	East of Central and Sierra Vista Drive	R1-10	3	6.38 du/ac
4	The Olympus Condominiums	Northwest corner Central and Maryland Avenue	R-3, R-4	36	34.2 du/ac
5	Rose Lane Village	Southeast corner Central and Rose Lane	R1-10	24	10.9 du/ac
6	Central Parkway Condominiums	6125 North Central Avenue	R1-10	16	15.2 du/ac

Larger lots offer more building envelope flexibility than smaller lots. A building envelope is that area of the lot that is within the required building setbacks and where a residence can be built. As such, large residential lots do not constrain the placement or orientation of their homes. Many properties, therefore, are able to accommodate setbacks from Central Avenue greater than the 25-foot R1-10 standard. This gives a feeling of spaciousness and provides room for lush landscaping found in few other parts of the city. Many properties that side-on to Central Avenue, however, have six-foot walls constructed on their property lines which have diminished this characteristic.

Driveways and garages are also positioned in a variety of configurations. Some homes have circular drives with two entrances, gated entry-ways, porte-cocheres, or alcoves on their sides. Garages come with one to four or more doors, face or side-on to Central, and are located in front, on the side of, or are behind homes. (See Figure 11).



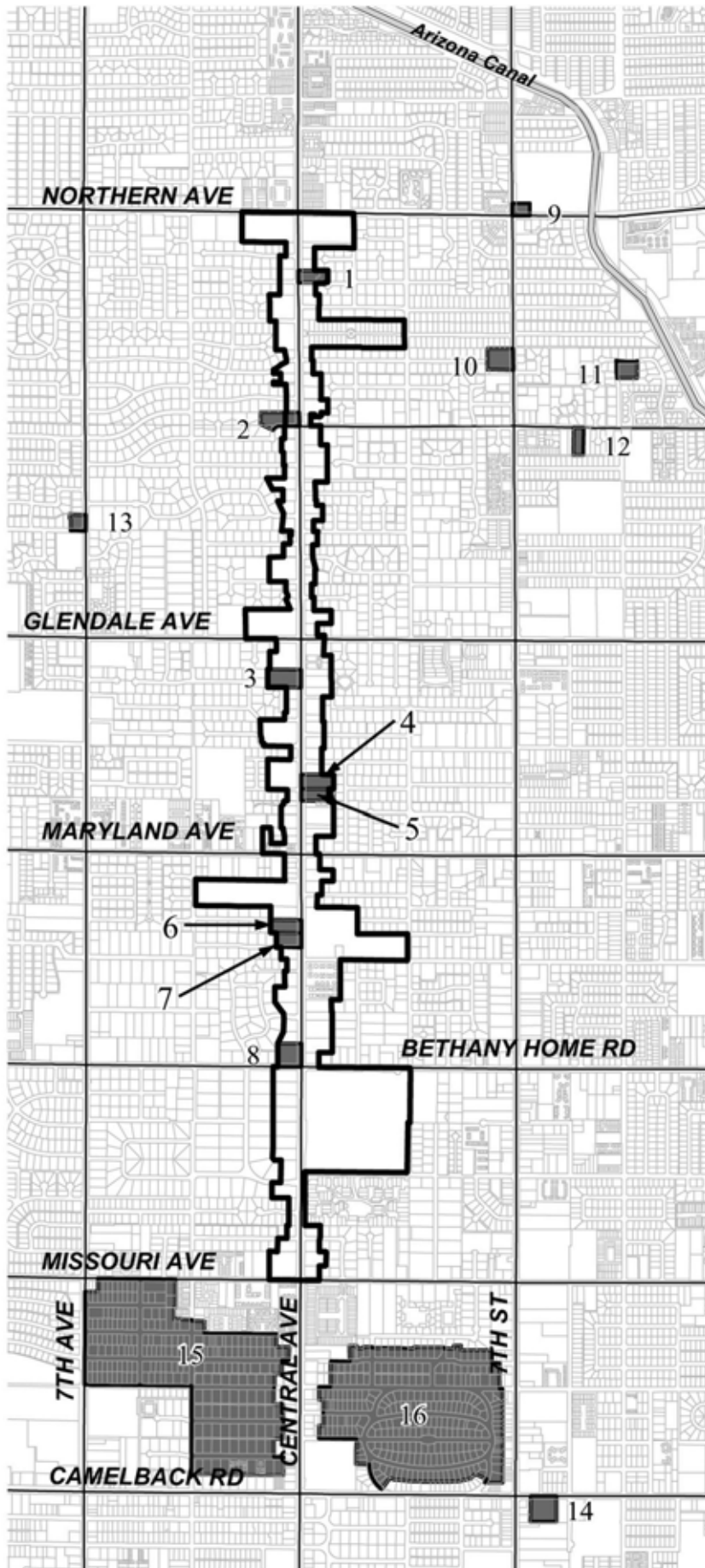
Figure 11.
Driveway and
Garage Con-
figurations

	Property/Neighborhood	Location	Date
1	Asbury-Salmon House	7801 North Central Avenue	1934-35
2	W.J. Murphy House	7514 North Central Avenue (10 West Oranewood Avenue)	1895
3	Olney-Ellinwood House	6810 North Central Avenue	1910
4	Ralph Converse House	6617 North Central Avenue	1935
5	Mrs. Leonard George House	6611 North Central Avenue	1929
6	A.E. England/Guy H. Lawrence House	6234 North Central Avenue	1929
7	Judge Fred C. Jacobs House	6224 North Central Avenue	Ca. 1928
8	E. Payne Palmer House	6012 North Central Avenue	Ca. 1929
9	Louis Bohn House	8001 North 7th Street	Ca. 1928
10	Kinter-Koontz House	7620 North 7th Street	1929
11	Col. Edward Power Conway House	7625 North 10th Street	1928-29
12	Lewis Douglas House	815 East Oranewood Avenue	1911
13	Walter Lee Smith House	7202 North 7th Avenue	1928
14	Faith Evangelical Lutheran Church	801 East Camelback Road	1946-55
15	Medlock Place Neighborhood	Generally bounded by Missouri Avenue on the north, Central Avenue on the east, Camelback Road on the south, 7th Avenue on the west	Various
16	Windsor Square Neighborhood	Generally bounded by Missouri Avenue on the north, 7th Street on the east, Camelback Road on the south, Central Avenue on the west	Various



Figure 12

Historic District Overlays



Proposed Special Planning District



- 1. Asbury-Salmon House (1934-35)
- 2. Murphy House (1895)
- 3. Olney-Ellinwood House (1910)
- 4. Ralph Converse House (1935)
- 5. Mrs. Leonard George House (1929)
- 6. England-Lawrence House (1929)
- 7. Judge Fred C. Jacobs House (Ca. 1928)
- 8. Palmer House (Ca. 1929)
- 9. Louis Bohn House (Ca. 1928)
- 10. Kinter-Koontz House (1929)
- 11. Col. Edward Power Conway House (1928-29)
- 12. Douglas House (1911)
- 13. Walter Lee Smith House (1928)
- 14. Faith Lutheran Church (1946-55)
- 15. Medlock Place (Various)
- 16. Windsor Square (Various)



two-stories, 30 feet in height. While the older residences along Central Avenue are a mix of one and two story heights, most of the new residences and the multi-family/condominium projects have two-story heights.

C. Architectural Character

The architectural diversity of North Central Avenue contrasts with the uniform architecture found in newer developments being built throughout the city. Central Avenue homes display a unique collection of architectural styles that use a wide range of building materials, textures and colors. Custom homes, some dating back to the early 1900's, are interspersed throughout the area. These reflect the original owners' personal styles, the building periods and development trends, or mimic architectural styles

found in other parts of the country.

D. Historic Designation

Part of the North Central Avenue character is its many properties of historic interest. In 1991 and 1993, the Phoenix Historic Preservation Office conducted two surveys in the area: *Phoenix: Rural & Estate Architecture Survey* and the more focused *North Central Corridor Estate Survey*, respectively. In the North Central Avenue area, 55 properties were identified as eligible for historic designation. From those surveys, three properties have been listed in the Phoenix Historic Property Register, two on the National Register of Historic Places, and one on both registers.

Identified on Table 3 and Figure 12 are the properties within the North Central Avenue area

Table 4. Eligible Historic Properties Listed in the 1993 North Central Corridor Estate Survey without a Historic Preservation Overlay district

	Property	Location	Date
1	Allen/McKeown House	7252 North Central Avenue	1900
2	Harry A. Jones House	7215 North Central Avenue	Ca. 1935
3	G.M. Halm/M.A. Howard House	6850 North Central Avenue	1906-07
4	J.M. Ross House	6722 North Central Avenue	1929
5	E.H. Coe House	6645 North Central Avenue	1937
6	Thad M. Moore House	8325 North 7th Avenue	Ca. 1934
7	Eric Astlett House	300 East Northern Avenue	1929
8	Dodson/Wasielewski House	301 East Northern Avenue	Ca. 1924
9	Kaler-Stephenson House	301 West Frier Drive	Ca. 1918
10	Bert Haskett House	130 East Glendale Avenue	Ca. 1928
11	F.L. Howard House	1002 East Glendale Avenue	Ca. 1912-14
12	Charles E. Howard House	615 West Lawrence Road	Ca. 1939
13	David D. Williams House	1001 East Ocotillo Road	Ca. 1930
14	Samuel Anderson House	325 West Bethany Home Road	Ca. 1912-15

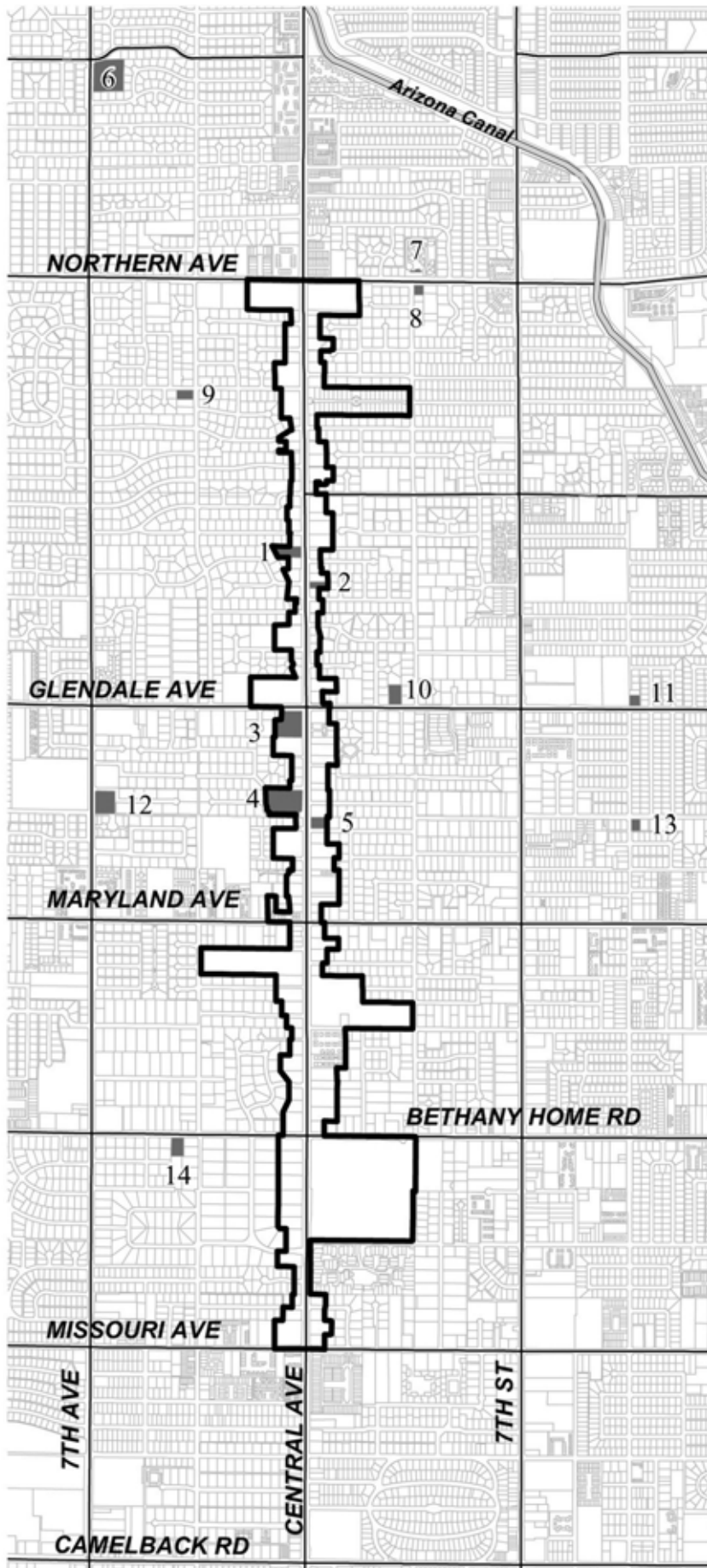


Figure 13

**Historic Properties without
Preservation Overlay**

Proposed Special Planning District



1. Allen/McKeown House (1900)
2. Harry A. Jones House (Ca. 1935)
3. G. M. Halm/M. A. Howard House (1906-07)
4. J. M. Ross House (1929)
5. E. H. Coe House (1937)
6. Thad M. Moore House (Ca. 1934)
7. Eric Astlett House (1929)
8. Dodson/Wasielewski House (Ca. 1924)
9. Kaler-Stephenson House (Ca. 1918)
10. Bert Haskett House (Ca. 1928)
11. F. L. Howard House (Ca. 1912-17)
12. Charles E. Howard House (Ca. 1939)
13. David D. Williams House (Ca. 1930)
14. Samuel Anderson House (Ca. 1912-15)



that have Historic District Overlays under the city's Zoning Ordinance. These properties are subject to the standards of underlying zoning district. However, the Historic Preservation district sets procedures for the alteration or demolition of designated properties. Also noted are two nearby neighborhoods with historic overlay designation. Table 4 and Figure 13 identify properties eligible for the city's Historic Preservation district, but that have not yet been nominated by the Historic Preservation Commission.

E. Central Avenue and the Murphy Bridle Path

Central Avenue and the Murphy Bridle Path share in the history of the neighborhood. North Central Avenue has been a tree-lined street from the early days of providing a venue for the Central Avenue Driving Club to today's major arterial street from downtown Phoenix to the Sunnyslope area. From Bethany Home Road to Northern Avenue, the street has four lanes of travel without a center turn lane. Rows of olive and ash trees line both sides of its right-of-way with the Murphy Bridle Path on the east, and a U.S. Bureau of Reclamation irrigation lateral on the west. The Salt River Project maintains the irrigation lateral. The pavement edges taper to the landscape edges on either side of the street, and there are no curbs or paved sidewalks in the right-of-way, except at street intersections.

way on private property. These are the original trees planted by Murphy when the original Orangewood subdivision was platted. They lend both a historic value and character to the neighborhood and were planted sometime between 1905-1910. *(Note: there are only two varieties of almost pollenless and fruitless olive trees that can now be legally grown in Arizona: Olea europaea 'Wilson's Fruitless' or Olea europaea 'Swan Hill'. Nurseries in Arizona are prohibited from growing or selling olive trees that produce pollen and bear fruit.)*

The Arizona Ash trees (*Fraxinus velutina*) located in the street right-of-way are not the original trees. The original ash trees planted in the early 1900s were replaced by Aleppo pines in 1963. These in turn were replaced by new ash trees in 1972 because the pines were not favored by the residents. Today, most of the ash trees are mature with large canopies. Those removed due to stress or disease have again been replaced with new ash trees.

The Murphy Bridle Path begins at Bethany Home Road and ends two and half miles north at the Arizona Canal. It is a well-graded pedestrian and bicycling trail approximately 10-foot wide, located between ash and olive trees. Pavement intersects the trail only where streets and some driveways cross the path. Most adjacent property owners have not paved driveways across it in favor of keeping the path in a natural state. The bridle path has been a recreational path and landmark of North Central Phoenix for over 100 years.

The irrigation lateral, dating back to when Murphy first brought water to this area, remains an active lateral providing water to the irrigated residential lots in the North Central area. The lateral is located between the ash and olive trees, and in some locations it remains an open ditch with natural or concrete edges. Driveway bridges provide access to the residences in these areas (See Figure 15).

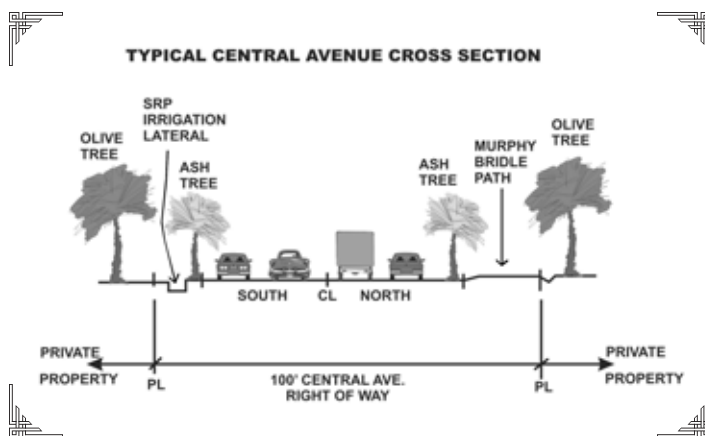


Figure 14. Typical Central Avenue Cross Section.

The olive trees (*Olea europaea*) that line Central Avenue are located outside of the public right-of-



Figure 15. Driveways and Bridges Over the Central Avenue Irrigation Lateral.

In other sections along Central Avenue, the lateral has been piped and is not visible. A June 2002, valley-wide survey by SRP identified the Central Avenue lateral as one of the oldest irrigation laterals in the city worthy of preservation due to the historical context of where it is located as well as its public visibility, its condition, stable land uses surrounding it and other criteria.

4. EXISTING DEVELOPMENT RIGHTS

Under certain conditions, properties may be split into multiple lots. The Phoenix Subdivision Ordinance defines “lot split” as “the division of improved or unimproved land whose area is 2.5 acres or less into two or three tracts or parcels of land for the purpose of sale or lease.” For example, a one acre parcel of land can be split twice to create three lots and must meet the minimum development standards for the subdivision option in the district.

Property divided into four or more lots, or any division that creates a new street is required to go through the city’s “subdivision” review process. When those properties were created by a prior subdivision, such as Orangewood or Evans’ Addition to

Orangewood, any subsequent subdivision is limited to the zoning district’s subdivision option. To use any other development options requires variance approval through the Zoning Adjustment public hearing process. (See Table 5).

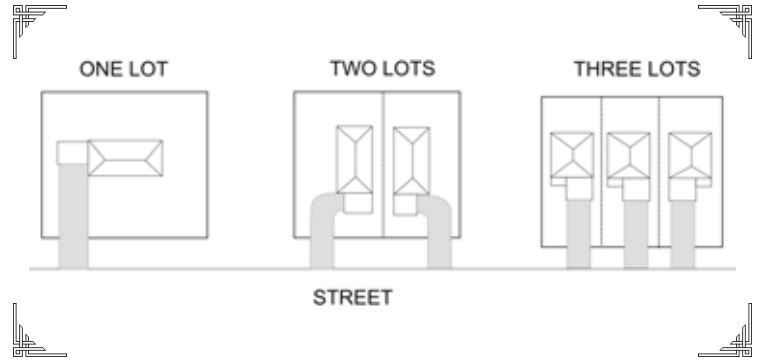


Figure 16. Lot Split Illustrations

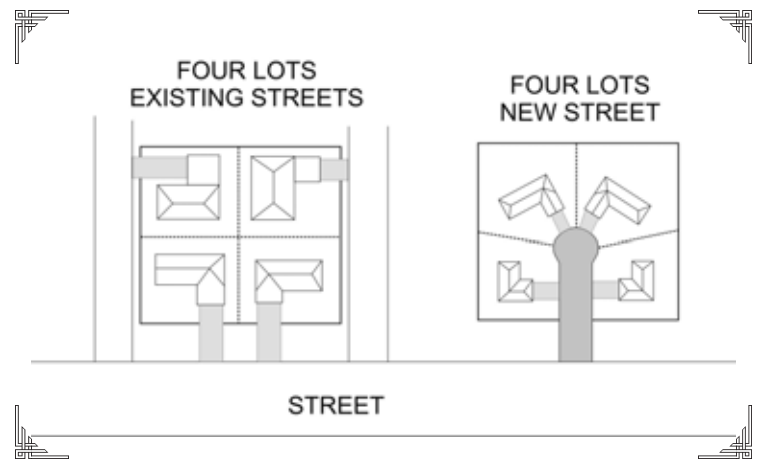


Figure 17. Lot Subdivision Illustrations

5. VISION STATEMENT, GOALS, OBJECTIVES, RECOMMENDATIONS

Three broad goals – compatibility with neighborhood character, residential lot layout and density, and preservation of the North Central Avenue scenic streetscape were identified in the petition to initiate the Special Planning District. Owners representing 72 percent of the property in the SPD area signed the petition. Throughout the planning process, the committee were mindful of the history of the area, the existing character, and the impact that development may have on that character, including the impact on the streetscape.

Table 5. Existing R1-10 Single Family Development Options and Standards			
Standards	Subdivision	Average Lot	Planned Residential Development
Public Hearing	Allowed <u>without</u> a hearing	Requires variance hearing approval	Requires variance hearing approval
Minimum lot (width and depth)	80' width, 94' depth (Minimum area 10,000 sq.ft.)	60' width, 65' depth	None
Dwelling unit density (units/gross acre)	3.50	3.50	3.68; 4.20 with bonus
Perimeter standards	None	30' front, 25' rear, 10' side	20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line
Building setbacks	25' front, 25' rear, 10' and 3' side	10' front, 35' front plus rear	10' front
Maximum height	2 stories and 30'	2 stories and 30'	2 stories and 30' for first 150'; 1' in 5' increase to 48' high and 4 stories
Lot coverage	40%	Primary structure, not including attached shade structures: 40% Total: 45%	Primary structure, not including attached shade structures: 40% Total: 45%
Required review	Subdivision to create 4 or more lots	Subdivision with building setbacks	Site plan per section 507

Note 1: See the Phoenix Zoning Ordinance, Section 611.B. Table B for complete standards.

Note 2: Two other development options are identified under Section 611.B. Table A of the zoning district: Conventional and a modified version of Planned Residential Development. These may also be requested through the zoning adjustment variance hearing process.

Note 3: Variation in development options associated with the R-3 and R-4 zoning district are also available. See Section 615.B. Tables A and B for the R-3 district. See Section 617.B. Tables A and B for the R-4 district.

A vision statement was developed that reflects the community’s desire to retain the positive and distinctive assets that set North Central Avenue apart from other areas of the city. Accompanying the vision statement are goals, objectives and recommendations that achieve this vision.

A. Vision Statement

North Central Avenue residents value the area’s historic amenities: the diverse residential styles, a tree-lined central corridor close to downtown, and a shaded recreational path. North Central Avenue is a picturesque street with large homes built in a variety of periods and styles adjacent to

a well-maintained canopy shading the street and the recreational users on Murphy Bridle Path. The distinctive ambience of North Central Avenue is enjoyed by daily commuters between Sunnyslope and downtown, as well as area residents and visitors.

Goal 1:
Large Lot Residential Character: The notably large lot single family residential character of North Central Avenue should be protected.

Objective 1:
Create a special district plan and zoning overlay with development standards for new

residential construction for lots abutting or having a Central Avenue address.

Recommendations:

1. Require approval through the rezoning process to use any residential development other than the Subdivision Option of the Zoning Ordinance.
2. Establish new lot dimensions, and building and landscape setbacks for the Subdivision Option consistent with the predominant character of the area.
3. Establish standards for new garage orientation and placement.

Objective 2:

Preserve the North Central Avenue area historic residential properties.

Recommendations:

1. Encourage the Phoenix Historic Preservation Office to nominate and designate historic properties from the 1991 *Rural & Estate Architecture Survey* and the 1993 *North Central Corridor Estate Survey* that do not yet have historic designation.
2. Encourage owners of historic properties to seek historic designation on the city and national registers.

Goal 2:

Streetscape: The existing Central Avenue streetscape should be preserved.

Objective 1:

Protect the double rows of trees on both sides of North Central Avenue so that the street remains shaded, tree-lined and scenic.

Recommendations:

1. Encourage the Phoenix Historic Preservation Office to nominate and list the North Central Avenue streetscape and right-of-way as a historic overlay district, and to provide designated signage and interpretive markers.
2. Preserve and maintain of the inner row of Arizona Ash (*Fraxinus velutina*) trees near the

edge of the paved portion of North Central Avenue.

3. Replace the Arizona Ash (*Fraxinus velutina*) trees when necessary with the same or similar species when the existing ash trees are damaged, diseased or dead.
4. Inform property owners of the importance of preserving and maintaining the outer row of olive trees as a scenic asset.
5. Encourage property owners to replace damaged, diseased or dead olive trees (*Olea europaea*) when necessary with either variety of nearly pollenless and fruitless olive trees (*Olea europaea* 'Wilson's Fruitless' or *Olea europaea* 'Swan Hill').

Objective 2:

Maintain the Murphy Bridle Path as a recreational trail free from obstructions.

Recommendations:

1. Maintain the Murphy Bridle Path as a gravel recreational trail from Bethany Home Road to the Arizona Canal.
2. Inform property owners and the Development Services Department of City Council Resolution 14895 that prohibits paving of new driveways over the Murphy Bridle Path.
3. Inform property owners that any new property walls should be built away from the Murphy Bridle Path and behind the outer row of trees.

Objective 3:

Preserve the Central Avenue irrigation lateral.

Recommendations:

1. Encourage Salt River Project to protect the irrigation lateral from further enclosures and fix areas in need of repair.
2. Encourage the Historic Preservation Office to include the irrigation lateral in the North Central Avenue streetscape historic overlay district.

3. Encourage property owners to minimize the number of driveway bridges built over the open irrigation lateral.

Goal 3:

Public Awareness of the Special Planning District: The public should be informed of the North Central Avenue Special Planning District.

Objective 1:

Notify residents, developers, and real estate agencies of the North Central Avenue Special Planning District.

Recommendations:

1. Encourage the North Central Avenue Special Planning District Committee to form a neighborhood association and register with the city of Phoenix Neighborhood Notification office.
2. Provide copies of the Plan to all property owners in the Special Planning District area and to the Phoenix Association of Realtors and to real estate firms that specialize in Central Avenue properties.
3. Place Special Planning District Plan documentation on the city of Phoenix website.

6. PRESERVATION STRATEGIES

Early in the process, the SPD committee identified a number of development and neighborhood character issues. Table 6 itemizes each, explains current development regulations, and presents desired changes to the city Zoning Ordinance standards or language on specific policy considerations. Figures 18, 19, and 20 illustrate these standards as applied to typical R1-10 lot configurations.

7. PLAN IMPLEMENTATION

A. Action Strategies

To achieve the goals, objectives, and recommendations contained in the North Central Avenue Special Planning District plan, the following strategies apply:



Figure 18
Current R1-10 Subdivision Option
Example of Minimum Requirements
Minimum Lot Width = 80 Feet

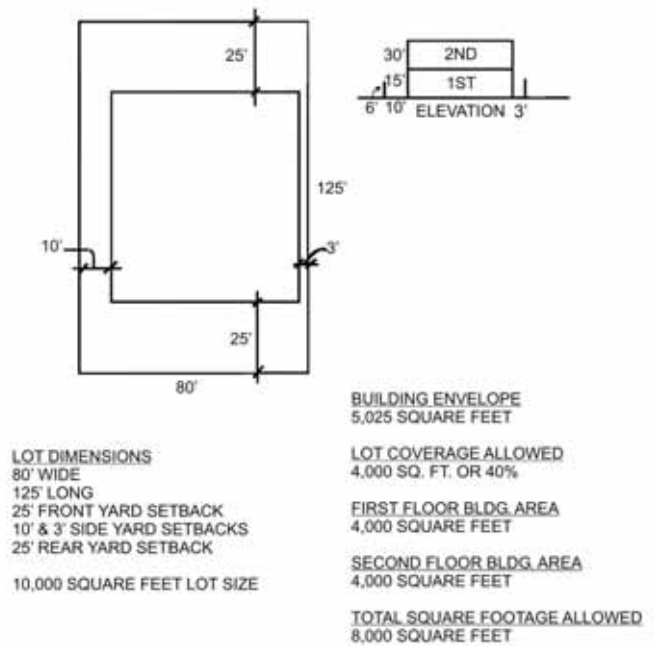


Figure 19
Proposed R1-10 Subdivision Option
Example of Minimum Requirements

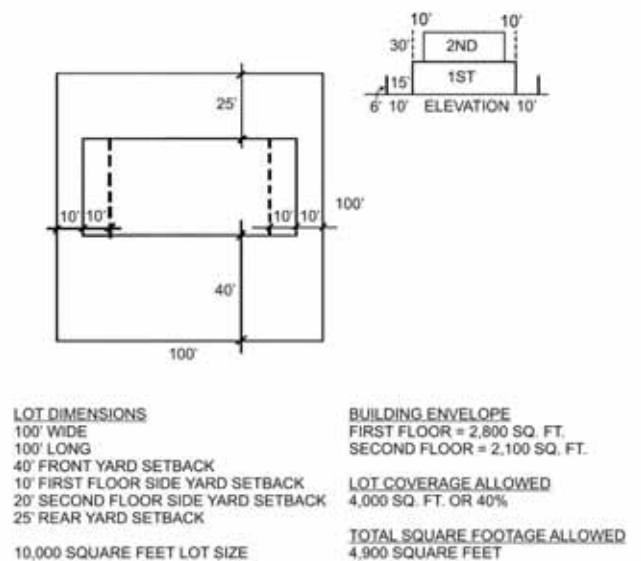
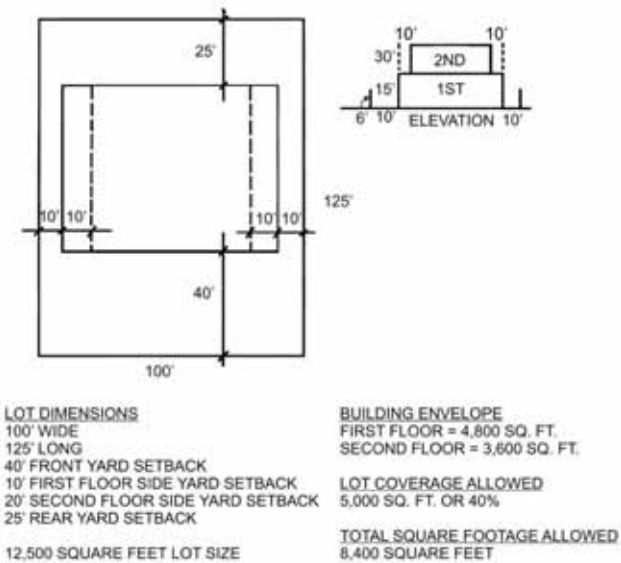


Figure 20

**Proposed R1-10 Subdivision Option
Example of Minimum Requirements
on Typical Lot Depth**



dards in the Regulatory Provisions section of the North Central Avenue Special Planning District.

6. The Special Planning District Committee should inform property owners, developers, real estate agents and firms, of the Plan's goals and objectives through an annual newsletter, and make copies of the Plan available.

B. Regulatory Provisions of the North Central Avenue Special Planning District

All land uses will be as allowed by the regulations of the underlying zoning, with the exception that all future residential construction in the R1-10 District shall follow the new Subdivision option listed in the table below, unless otherwise approved through the rezoning public hearing process. All projects will be reviewed for maintaining a minimum Central Avenue lot frontage width, setback requirements for one and two-story development, wall heights adjacent to Central Avenue, and garage treatments.

By adoption of the North Central Avenue Special Planning District, the following provisions modify the Phoenix Zoning Ordinance as it applies to the R1-10 District for residential development within the area. This is formatted and presented as the overlay district would appear in the Ordinance.

C. Regulatory Element of the North Central Avenue Special Planning District

The following text is being proposed as part of a Zoning Ordinance Text Amendment accompanying this Special Planning District plan. This portion of the Plan was modified to reflect final action by the City Council.

1. The Special Planning District Committee should form a neighborhood association and register with the City of Phoenix Neighborhood Notification office to receive notice of applications for public hearing.
2. Prior to filing any public hearing application, developers should review with and solicit input from residents on residential development proposals.
3. Residents in the Special Planning District area should attend all rezoning and Zoning Adjustment public meetings where developers seek rezoning, variances, or use permits for their proposed developments.
4. Residents in the Special Planning District area should review residential development proposals for consistency with the Plan's Vision, Goals, and Objectives, when subject to a public hearing.
5. City staff should review all residential developments seeking rezoning, variances and/or use permits for consistency with the development options and stan-

Table 6. Neighborhood and Character Issues in the R1-10 District

Development and Neighborhood Character Issues	Current Regulations	Desired Changes to the Zoning Ordinance
1. Inadequate neighborhood involvement when property developed in a manner other than the Subdivision option.	R1-10 development options other than Subdivision may be pursued through a Zoning Adjustment hearing process.	A development option other than Subdivision should require a public hearing through the rezoning process.
2. The existing R1-10 Subdivision option allows smaller lots than what is characteristic of Central Avenue development.	The Subdivision development standards allow for minimum lot width of 80 feet and a lot depth of 94 feet, with a minimum of 10,000 square feet.	A minimum lot frontage of 100 feet should be provided along Central Avenue for future lot divisions or subdivisions.
3. Existing R1-10 Subdivision option allows front yard setbacks that are less than what is characteristic of Central Avenue development.	The Subdivision option allows for a minimum 25-foot front yard setback.	A minimum 40-foot landscape and building setback should apply to properties on Central Avenue.
4. Existing R1-10 Subdivision option allows side yard setbacks to be closer than what is characteristic of Central Avenue development.	The Subdivision option allows for a minimum side yard setback of three feet on one side and 10 feet on the other side.	The minimum side yard setback for the ground level should be 10 feet on each side. The second level side yard setback should be a minimum of 20 feet on each side.
5. Garage doors should not be the predominant feature viewed from Central Avenue.	The R1-10 district does not regulate garage treatment.	Limit the placement of garages so that no more than 25% of the building facade facing Central Avenue is used for garage doors. Where garage doors face Central Avenue, they should be set back a minimum of 10 feet from the main plane of the house.
6. Central Avenue should not be walled off.	The existing R1-10 district allows lots that have side yards or rear yards along Central Avenue to place a 6-foot wall along that property line.	Solid walls adjacent to Central Avenue and within the landscape and building setback should be a maximum of 40 inches high.

Section 664. North Central Avenue Special Planning District (SPD) Overlay District.

A. Purpose. The North Central Avenue Special Planning District Overlay provides guidance in the review of development proposals within the North Central Avenue Special Planning District and to preserve North Central Avenue’s large lot, single family residential character.

B. Applicability. The North Central Avenue Special Planning District Overlay applies to all R1-10 zoned properties that are contained within the SPD Overlay District boundary (See city of Phoenix Zoning Map). For church properties in the SPD Overlay District, the zoning provisions shall apply for a depth of 200 feet extending from the Central Avenue property line, that the Central Avenue lot width shall match the lot widths of properties across the street with a minimum width of 100 feet, but are not required to provide matching lot widths greater than 150 feet. These provisions apply to all new construction and additions that require building plans, and all new subdivisions and lot divisions that receive

preliminary approval by the city after the effective date of the SPD Overlay District. Land within the Special Planning District shall be governed by the underlying zoning districts except as modified by this ordinance.

C. Use Regulations. All uses allowed by the underlying zoning district shall be permitted.

D. District Regulations. The following table establishes variations to the current standards for the R1-10 Subdivision Option. The definitions of terms used in these standards are found in Section 608.D. Development standards that are not listed here shall follow the standards in the R1-10 Subdivision Option, Section 611. Table B. Variances to these regulations should also consider objectives of the Special Planning District Plan. To use a development option other than Subdivision requires approval through the rezoning public hearing process, Section 506.B.

R1-10 Subdivision Development Standards for the North Central Avenue Special Planning District

Standards	Subdivision
Minimum Central Avenue frontage for new lots created after the effective date of the overlay district	Minimum 100 feet of frontage (front, side, or rear yard)
Landscape and building setback on Central Avenue	40 feet
Building setbacks other than the landscape setback on Central Avenue	25-foot front, 25-foot rear, 10-foot sides applied to ground level, 20-foot sides applied to second level
Garage treatment for garages with doors facing Central Avenue	Maximum 25% of total building facade may be used for attached and detached garages. Garages must have a minimum 10-foot setback beyond the main plane of house; setbacks are exclusive of porte-cocheres, covered walkways, porches, etc.
Walls and fences	Maximum height of 40 inches for solid walls within the 40-foot landscape setback along Central Avenue. ⁽¹⁾ All other walls and fences shall conform to the requirements of Section 703.

(1) Subject to a use permit approved in accordance with Section 307 of this ordinance, view fences placed on a masonry wall shall not exceed a total of 54 inches in height for the front yard and not exceed a total height of six feet for the side or rear yards.